



WEDGEWOOD ESTATES

Residential Sales & Lettings

Durrels House, Warwick Gardens, Kensington, London

A bright and spacious two bedroom apartment situated on the 8th floor (with lift) of this popular portered purpose-built block. The property boasts a large reception/dining room opening to a balcony, a separate fully fitted kitchen, master bedroom with en-suite bathroom, second bedroom and a guest cloakroom.

Durrels House is conveniently located in the heart of the Royal Borough of Kensington & Chelsea with easy access for many shops and restaurants on Kensington High Street. There is a choice of stations within walking distance including Kensington Olympia with District Line and Overground Services, Earls Court with Underground connections including Heathrow and West Kensington. It is also within close proximity of the open green spaces of Holland Park.



**ENTRANCE HALL : DOUBLE RECEPTION/DINING ROOM : KITCHEN : 2
BEDROOMS : BATHROOM : CLOAKROOM : BALCONY : LIFT : PORTER :
COUNCIL TAX BAND G : LEASEHOLD (983 YRS.) : S. CHARGE £3,600 P/A :
EPC RATING C**

Asking Price £950,000

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Durrels House, Warwick Gardens, Kensington, London

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £950,000

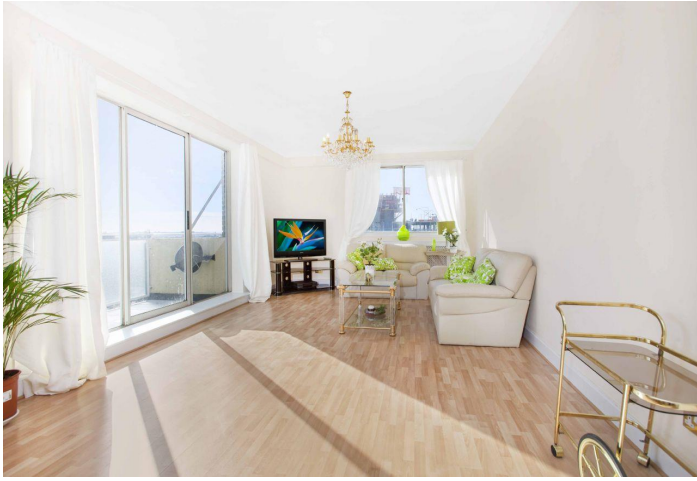
Lease: 983 Years

Service Charge: £3600 Annually Approx

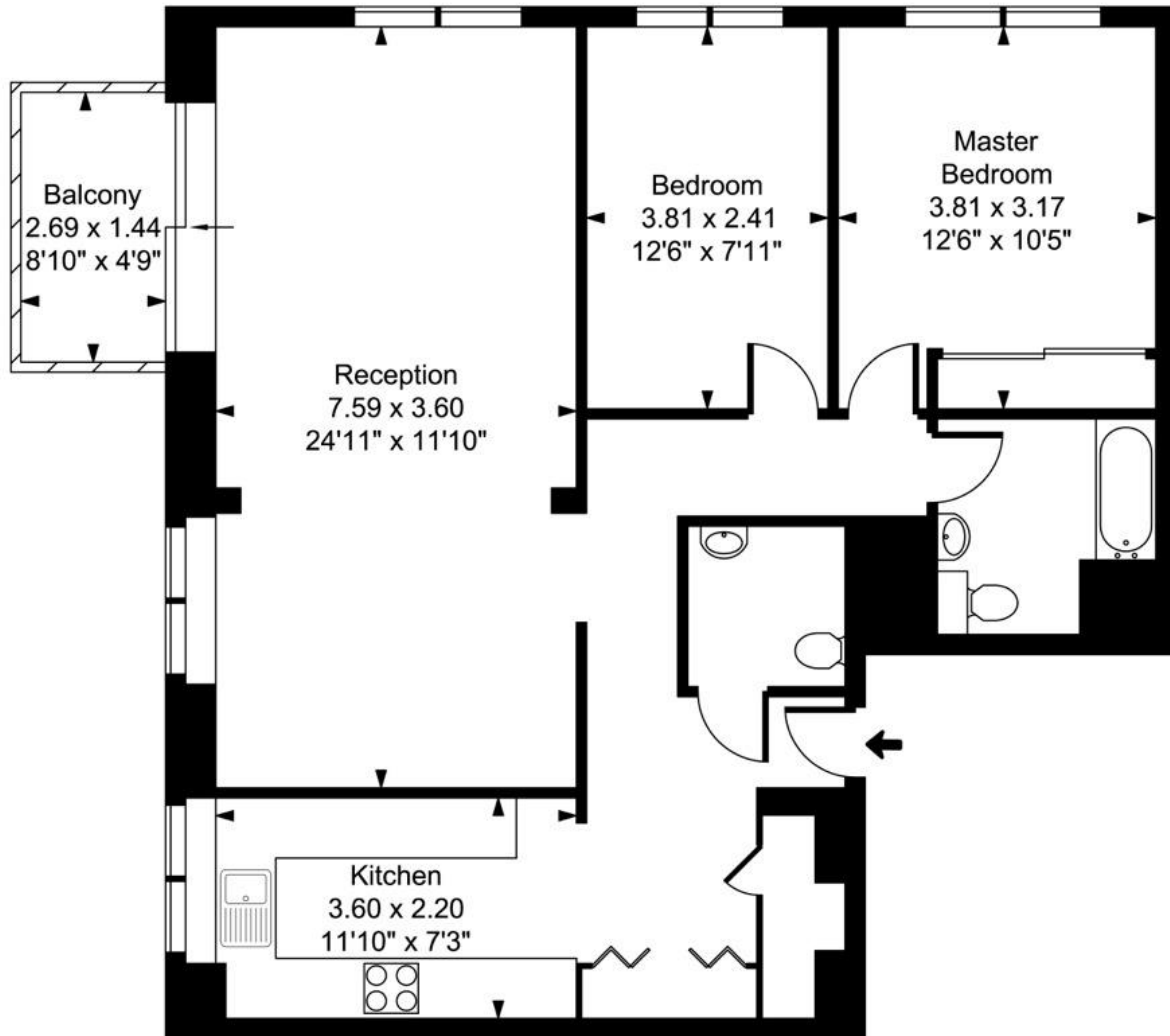
IMPORTANT NOTICE

Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.



Durrels House Warwick Gardens




Eighth Floor

Approx Gross Internal Area 902.66 Sq Ft - 83.86 Sq M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.